

ST. LAWRENCE/McALLISTER  
NEIGHBORHOOD  
LAFAYETTE, INDIANA

AN AMENDMENT TO  
THE ADOPTED LAND USE PLAN

**DRAFT COPY**

PREPARED FOR MEMBERS OF  
ST. LAWRENCE/McALLISTER NEIGHBORHOOD  
BY THE STAFF OF  
THE AREA PLAN COMMISSION OF TIPPECANOE COUNTY

THE AREA PLAN COMMISSION OF TIPPECANOE COUNTY  
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GARY W. SCHROEDER, PRESIDENT  
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## INTRODUCTION

Residents of the St. Lawrence/McAllister Neighborhood have been concerned in recent years because of changes, either perceived or actual, to the long-standing stability of their part of the community. The neighborhood association started meeting on a more-or-less monthly basis starting in 1999. Discussions during the neighborhood group's meetings led residents to seek help from the Lafayette City Council.

In cooperation with the City of Lafayette and with the assistance of Lafayette Neighborhood Housing Services, Inc. (LNHS), St. Lawrence/McAllister Neighborhood developed a document called *St. Lawrence/McAllister Neighborhood Action Plan*, published in December 2000. That Neighborhood Action Plan was adopted by the neighborhood and the Lafayette City Council (Resolution 2000-33) and organized the neighborhood in preparation for the land use planning process.

On December 4, 2000, the City Council also adopted Resolution 2000-34. This document requested the Area Plan Commission of Tippecanoe County (APC) study the neighborhood, and create, with its residents and property owners, first a Land Use Plan amendment and second a zoning proposal, consistent with the principals of the Unified Zoning Ordinance. The neighborhood boundaries used in this plan are Greenbush Street, North 15th Street, which becomes Schuyler Avenue as it turns northeast, Sagamore Parkway, Erie Street and the railroad tracks. (See Exhibit 1.) The neighborhood comprises approximately 1200 households and numerous businesses.

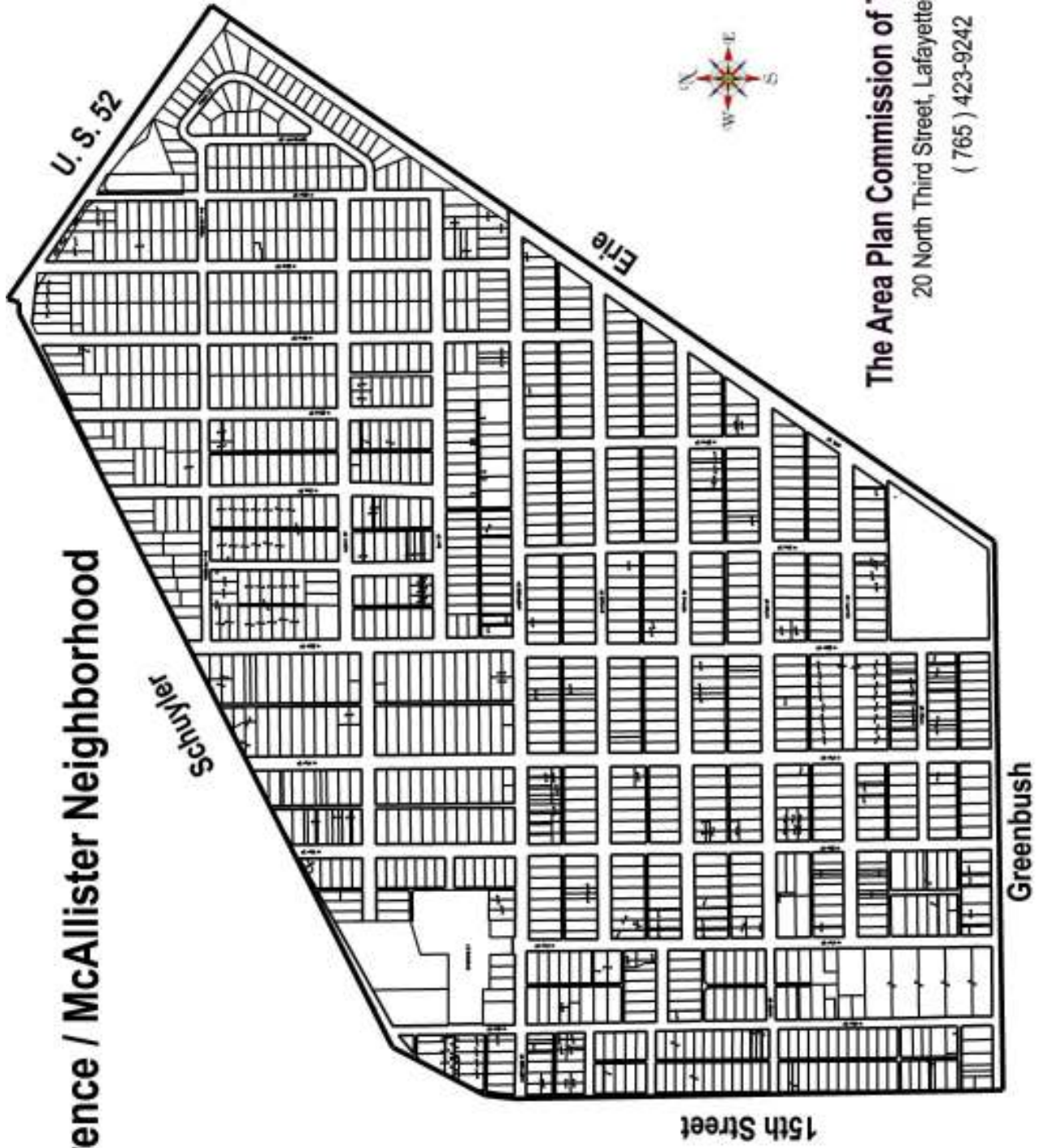
APC Senior Planner Kathy Lind and Current Planner John Burns met with the neighborhood association's leadership for the first time on January 31, 2005. Also at that meeting was Dr. Jon Fricker, Professor of Civil Engineering at Purdue University. Professor Fricker volunteered his CE512: Introduction to Urban Planning class to help both APC staff and the neighborhood association with the neighborhood planning process. The students were only able to assist during the time remaining in the spring semester.

The planners agreed to help the St. Lawrence/McAllister Neighborhood establish goals and develop a land use plan based on those goals and the assembled data, and to discuss other actions the neighborhood might take on its own behalf.

This land use plan serves as a development guide for the neighborhood. Planning staff has written it as a proposed amendment to the *Land Use Element* of the adopted *Comprehensive Plan for Tippecanoe County*. The Area Plan Commission and the Lafayette City Council must hold public hearings on this amendment prior to its adoption.

Following adoption, this plan will serve as a policy guide for the City Council, the City Engineer's Office, the Area Plan Commission, the Area Board of Zoning Appeals and its Lafayette Division. It is incumbent on the residents of the St. Lawrence/McAllister Neighborhood to monitor the activities of these groups, and to provide input when necessary. This ongoing partnership between the neighborhood, City Hall, and APC will result in other neighborhood revitalization strategies, also designed to achieve the established goals. Also, the plan will

Exhibit 1:  
Location Map



**The Area Plan Commission of Tippecanoe County**

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serve as the basis for a neighborhood-wide rezoning proposal per the City Council's resolution.

## **GETTING STARTED**

APC staff and Professor Fricker met for the first time with the neighborhood association on March 1, 2005. At that meeting, future meeting dates and topics were discussed. The civil engineering class was assigned several tasks. Land use aerial photo data was provided to the class for them to create an existing land use map and a building conditions map. The students' final project would be their concept of a "preferred land use plan map" and a draft zoning map based on their conceptual plan map. Staff decided to use a *modified* nominal group process (See pages 6 - 7 for an explanation of nominal group process or NGP.) at the neighborhood's April meeting to develop neighborhood goals the students would need in order to complete their work by the May meeting. This modified NGP would create data needed to generate the students' version of a conceptual land use plan map and a proposed zoning map based on that plan map.

Because the students were not being asked to write a land use plan but only to create their version of a land use plan map and zoning map, the information obtained from the neighborhood during the modified NGP was regarding land use and zoning issues only. Four specific questions were asked of the neighborhood association regarding how the people most directly affected feel about 1) spot zoning, 2) the growth of businesses into the neighborhood, and 3)

the mix of single-family homes and two-family dwellings in the area. The fourth question simply asked if there were any other planning or zoning issues needing discussion. The responses provided the Purdue class necessary direction for their assignment. The questions asked and their answers are listed in Appendix G. The students made their final presentations in May.

Also at the May meeting several tasks were given to the neighborhood association. These tasks were to gather information concerning the future plans of institutions in the neighborhood and how these institutions' plans would impact the neighborhood. These institutions include:

- St. Lawrence Church and School
- Wabash Center
- Lafayette Parks Department
- Lafayette School Corporation (Linnwood School)
- St. Joseph Cemetery
- Linnwood Church of Christ

Prior to the June neighborhood meeting, staff and the president of the St. Lawrence/McAllister Neighborhood Association, Laura Bartrom, sent a letter inviting all property owners within the neighborhood to the monthly meetings to take part in the land use planning process. This letter was both sent by mail to all property owners and hand delivered to all residences in the neighborhood. At the June meeting, which had the largest attendance with approximately 60 participants, staff made a presentation on the information gathered up to that point. Maps presented included: building condition, existing land use, zoning,

non-conforming uses, extent of institutional land ownership, properties with no homestead deduction or “homestead exemption” (which would identify those lots most likely to be rental properties), and vacancies/for-sale/for-rent properties (as of April 2005). (See the Appendix for copies of most of these maps.) Also at that meeting reports were given by the association members who researched the future plans of various institutions in the neighborhood. The association learned that:

- St. Lawrence Church does own a few lots on the block north of the church between the alley and Vinton Street. Although there are no immediate plans, someday the church would like to use this block as expansion space;
- Wabash Center recently expanded its operations with a new office building west of the original building. No further expansion plans are in the works at this site at this time.
- The Lafayette Parks Department does not have the funds needed to purchase new land or to build the necessary recreational equipment if new parkland became available. The department will continue to maintain McAllister Center and the playground equipment now on site.
- The Lafayette School Corporation (LSC) will close Linnwood Elementary School, which is not located within, but borders the St. Lawrence/McAllister Neighborhood. Some children living in the neighborhood reside within the Linnwood boundary and would therefore be affected by the school's closing. The neighborhood learned that although initially the plan was for the school to close at the end of the 2005-2006 school year, LSC now plans to keep it open until the 2006-2007 school year is completed. The future use of the building is undetermined at this time;
- St. Joseph Cemetery is maintained by St. Boniface Cemetery. It is entirely land-locked and there are no future plans to change or expand the cemetery; and
- Linnwood Church of Christ has no future plans to expand at this time. If the money and inclination to expand appeared, most likely the church would look westward to the houses and duplexes in B and C condition



near the church property. (Please see the Building Conditions Map, Appendix A.)

## **DEFINING PROBLEMS AND SETTING GOALS**

Problem identification is the first and most basic step in this neighborhood planning process. Before we can plan for the future in a meaningful way, we must first identify the problems that need to be addressed in our planning effort. Although as mentioned above, a modified exercise was done at the April meeting for the Purdue students' benefit, it was felt that more problem identification information should be obtained from the neighborhood prior to establishing goals and implementation strategies.

The Area Plan Commission has long held that citizens do the best job of problem identification. After inviting all property owners in a letter delivered both my mail and by hand to the neighborhood meetings, staff and the association hoped that a good cross-section of interested persons would participate in the problem identification exercise. The 24 people present at the July 5th meeting were mostly active members of the St. Lawrence/McAllister Neighborhood Association.

The problem identification technique, Nominal Group Process (NGP), is used because it ensures input from everyone who attends the meeting. Staff divided the participants into four subgroups, assigning a facilitator to work with each one. The facilitators used were: John Burns, APC; Krista Trout-Edwards, APC; Marie Morse, LNHS; and Tom Van Horn, Lafayette Community Redevelopment. Senior Planner, Kathy Lind coordinated the overall effort.

Participants were given ten minutes to write their individual responses to these two questions:

*What do YOU see as the opportunities and strengths of the St. Lawrence/McAllister Neighborhood?*

*What do YOU think are the problems and challenges facing the people of the St. Lawrence/McAllister Neighborhood over the next 10 or 15 years?*

Within each subgroup, participants read their responses in turn, as the facilitators wrote them down. This continued until all participants had expressed all items on their lists.

Still within subgroups, participants voted for their choice of the five most significant responses and the votes were tallied. Then the full group reassembled, discussed and combined their “Top 5” lists, and then voted on one final list of responses. Staff tallied the ballots, reported briefly to the participants, and put the results of the July meeting in written form. (See Appendix H for the prioritized results of that meeting.)

What follows is the Statement of Goals for the St. Lawrence/McAllister Neighborhood. Planning staff derived these by compiling the opportunities, strengths, problems and challenges raised by participants at the July NGP meeting, and also from subsequent discussions of those results at two August meetings. This list was approved by the St. Lawrence/McAllister Neighborhood Association at its meeting on September 6, 2005.

## GOALS & OBJECTIVES

### ST. LAWRENCE/McALLISTER NEIGHBORHOOD

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- I. Provide better enforcement of city ordinances and regulations:
  - A. Give city ordinances “some teeth” to make them more effective.
  - B. Property maintenance is a problem; run-down homes, unkempt yards and unsafe structures need to be “tagged” by the City Engineer’s Office.
  - C. Issues with a large number of people living in a single unit can lead to problems. Enforce the definition of “family” in the Unified Zoning Ordinance (which is no more than 3 unrelated persons in a single living unit).
  - D. Improvement Location Permits need better enforcement and better inspections; construction should be limited to what the permit states.
  - E. Junk cars and hauling trailers stored in yards or on the street: The regulations regarding the storage of these items need to be made known and enforced.
- II. Continue updating necessary infrastructure:
  - A. Nearly 50% of the neighborhood has no sidewalks. Clearly sidewalks, curbs, and gutters are still needed; although what has been recently accomplished (20th Street, Meharry, Charles and part of Schuyler) is appreciated. Assist the city in developing and maintaining a priority list of needed improvements. For greater pedestrian safety, sidewalks are more critical than curbs; especially where none currently exist. The neighborhood feels strongly that installing greater lengths of sidewalks is a better use of funds and grants than installing shorter segments of sidewalks, curbs and gutters.
- III. Provide for the safety of the neighborhood:
  - A. Visible police protection, better response time, and enforcement in general are needed.
  - B. Determine if the perception of increasing crime levels has validity; if so, take measures to stop the increase of crime levels that appear to be on the rise in the area.

- C. Irresponsible parents in neighborhood allow teenagers to be out all hours of the night. Teenagers and their parents need to be held accountable for teens' actions.
- IV. Address various real estate issues so that the neighborhood becomes a more desirable place to live.
  - A. Vacant buildings (both businesses and homes) should be utilized whenever possible.
  - B. Increase homeownership in the neighborhood. (Is declining homeownership a perception problem or is it a real concern?)
  - C. Unresponsive and irresponsible landlords need to be held accountable for a standard of maintenance commensurate with that of the neighborhood.
  - D. Keep the number of units per building low in compliance with current zoning ordinance standards regarding parking and lot widths, and especially on rental properties keep the number of apartments per building low.
  - E. LSC needs to keep the neighborhood association informed about the future of Linnwood School. When the school closes, what will be its future use? Although the school property is across the street from the neighborhood's boundary, the neighborhood association wishes to be included in LSC's decision-making regarding the building's reuse.
- V. Improve the perceived image and reputation of the neighborhood.
  - A. Keep property values from declining.
  - B. Improve residents' sense of pride in their neighborhood.
  - C. Change the negative opinion/perception regarding the neighborhood of the community-at-large.

## **ADDITIONAL HOUSING MARKET INFORMATION**

Because goals IV and V listed above relate to the real estate market, the neighborhood association asked staff to provide additional data from the records kept by realtors and appraisers regarding pricing, square footage of buildings,

and how long houses stay on the market. With data obtained from a local appraisal firm, staff analyzed the figures from the first eight months of the years 1995, 2000 and 2005, as well as the years 2000 to 2004. (See Exhibit 2).

The average price of homes in St. Lawrence/McAllister Neighborhood showed a slight decline in 2003 from the yearly increases of the three previous years; however 2004 showed the market was rebounding some, but not yet to the earlier years' levels. The average number of days a home is on the market has also increased from a low of 38 days in 1995 to 76 days in 2005.

Staff's concern regarding what impact the housing boom of 2003 and 2004 was having on existing established neighborhoods and the schools in those areas led to additional analysis. In 2005, the number of permits issued between January and August for new single-family home construction in Tippecanoe County would appear to indicate that the market is slowing considerably. The pace of new home construction for the first eight months of 2005 is more typical of earlier years. Staff believes that a reduction in new home construction will improve sales of existing homes and reduce the number of days that homes are on the market, a trend that will benefit neighborhoods like St. Lawrence/McAllister.

## **CREATING A LAND USE PLAN**

A neighborhood land use plan basically has two parts: the preferred land use map and the implementation strategies. Both of these items are created based on the goals established by the neighborhood. With staff assistance, the St. Lawrence/McAllister Neighborhood has designed a neighborhood land use plan

## Exhibit 2:

### Housing Data for St. Lawrence/McAllister Neighborhood for 1995, 2000 and 2005.

Because the 2005 data is for the first 8 months of the year only, only the first 8 months of data were included in the 1995 and 2000 numbers.

	1995 Jan. through Aug.	2000 Jan. through Aug.	2005 Jan. through Aug.
Number of houses sold	22	31	22
Average price	\$57,595	\$69,630	\$72,864
Median price	\$57,250	\$67,000	\$77,000
Highest price	\$76,900	\$96,000	\$93,500
Lowest price	\$35,000	\$30,000	\$35,000
Average Days on Market	38	55.7	76
Median Days on Market	14	47	54
Highest number of Days on Market	370	212	316
Lowest number of Days on Market	0	0	1
Average Price per Square Foot	48.74	66.37	57.03
Median Price per Square Foot	48.30	69.02	53.66
Highest Price per Square Foot	66.25	93.10	99.72
Lowest Price per Square Foot	33.38	29.53	31.20

(MLS data provided by Don R. Scheidt and Co.)

Housing Data for St. Lawrence/McAllister Neighborhood  
2000 through 2004.

	2000	2001	2002	2003	2004
Number of houses sold	45	28	43	44	22
Average price	74,407.76	74,727.82	76,130.23	70,579.55	73,152.50
Median price	74,000	78,000	78,000	72,500	74,450
Highest price	116,000	127,900	111,000	118,000	122,500
Lowest price	30,000	36,000	48,500	30,000	33,500
Average Days on Market	52	57	57	63	58
Median Days on Market	40	34	45	50.5	39
Highest number of Days on Market	212	259	191	224	325
Lowest number of Days on Market	0	4	3	0	0
Average Price per Square Foot	69.02	68.82	66.93	59.80	63.45
Median Price per Square Foot	69.35	66.85	66.67	58.91	62.75
Highest Price per Square Foot	125.16	128.26	101.56	93.75	92.00
Lowest Price per Square Foot	29.53	30.21	30.48	27.75	23.47

(MLS data provided by Don R. Scheidt and Co.)

Exhibit 2 (cont.):  
Housing Market Data

to help achieve some of the goals established and approved at the September meeting. Questions the neighborhood had to answer were the same basic questions asked of the neighborhood during the modified NGP completed in May when the Purdue class worked with the neighborhood association. Those questions included:

- Should those parts of the neighborhood with scattered two-family dwelling development maintain their higher densities?
- Should the existing “spots” of differently zoned property be perpetuated in a new zoning map?
- Does the association feel threatened by business growth that encroaches into the neighborhood or does the group welcome business growth?

Although efforts were made, to include both residents and property owners in the neighborhood by mailing and hand delivering an invitation to the meetings, the group of 30 people present at the September 6th meeting primarily included the same homeowners consistently active in the neighborhood association. At that meeting, the group reached a consensus regarding a proposed land use map and implementation strategies.

## **THE LAND USE PLAN**

Based on the data collected and analyzed, the approved goals, and the answers to the questions listed above, the St. Lawrence/McAllister Neighborhood developed its Preferred Land Use Map. That future is shown on the following



page (See Exhibit 3) and along with the implementation strategies found on page 16 will be the St. Lawrence/McAllister Neighborhood Land Use Plan, an amendment to the *Land Use Element* of the adopted *Comprehensive Plan for Tippecanoe County*. This plan will guide future development and zoning in the neighborhood, providing the planning foundation for a subsequent zoning map proposal per the City Council resolution. The components of the St. Lawrence /McAllister Neighborhood Land Use Plan are as follows:

- An area east of 26th Street has R2 zoning, yet not a single duplex. The neighborhood agrees this area should have a single-family residential future;
- A non-conforming duplex at the corner of 26th and Elk currently zoned GB should not have a commercial future. There is no commercial use in the vicinity of this lot;
- Preserve the commercial area lining US 52 and Schuyler Avenue. While the neighborhood welcomes new jobs, which can increase the tax base, businesses should not be permitted to intrude into existing residential areas. Neighborhood support for any future commercial rezoning will be determined on a case-by-case basis.
- Preserve the commercial area lining Schuyler Avenue and 15th Street except for two lots, one on the northeast corner and the other on the southeast corner of 15th and Underwood. These lots currently have two-family dwellings on them and are not used commercially (although the

Exhibit 3:  
Preferred Future Land Use Map



building on the southeast corner once included a beauty shop). The Plan should show these lots as having a residential future.

- Wabash Center is a vital community land use and its future in the neighborhood should be encouraged. The four lots to the north of Wabash Center owned by Wabash Valley Hospital and currently used for offices (although zoned R2) should have a residential future.
- Conforming businesses should be encouraged to remain in the neighborhood such as McKinney's Flowers and Village Pantry.
- The decades long abandoned brick structure at the corner of 17th and Underwood currently zoned NB should have a single-family residential future.
- McAllister Center and its adjacent park and playground are a great asset to the neighborhood and are shown as public recreational land. Linnwood Church of Christ, St. Lawrence Church and School, and St. Joseph Cemetery are all shown as quasi-public land. The neighborhood understands that St. Lawrence Church has future plans for the block on the south side of Vinton Street just north of the church, but for the present will continue to show that property with a residential future.
- The R2 zoned lot on 20th Street 5 lots south of Schuyler and R3 zoned lot on Greenbush between 18th and 19th should have a single-family residential future. The R2 spot has a single-family residence; the R3 spot has a large house with four units and little available space for parking.

According to the *Housing Element* of the adopted *Comprehensive Plan for Tippecanoe County*, in urban areas with a high impervious surface ratio, a residential development is considered low-density if it has between 2.75 to 4.5 dwelling units per acre; moderate-density if it has 6.75 to 9.0 dwelling units per acre and high-density residential if it has 12.0 to 15.0 dwelling units per acre. The two areas shown with a high-density future on the preferred land use map represent conforming duplexes with a density of 12.195 dwellings per acre and a non-conforming apartment building with a density of 33 units per acre. The two high-density areas mentioned above are:

- The two lots on the west side of 26th Street with an apartment complex in the NB zone; and
- The duplexes built in Northfield Commons behind the Star Lanes Bowling Alley. These duplexes were approved as a multi-family subdivision on a single 3.28 acre lot.

In contrast to these two compact high-density residential developments, the neighborhood has 45 two-unit dwellings scattered throughout, but especially in the western half of the neighborhood currently zoned R2. Although this zoning district (that permits two-family dwellings by right) has been in place since 1965, the area was initially developed with and continues to be overwhelmingly single-family residential in land use. Currently the western half of the neighborhood has approximately 410 single-family homes in comparison to 38 two-family homes; nearly 90% of the western half of St. Lawrence/McAllister Neighborhood is single-family, 8% two-family and 2%

multi-family residential in use. (This same area also has 8 non-conforming multi-family conversions.) The majority of the neighborhood association believes, for its long-term viability, a single-family residential future is best for this area.

In summary, the Plan proposed here would maintain existing businesses along the northern edges of the neighborhood. A low-density residential future is planned for the majority of the neighborhood where most of the properties are being used for single-family residences. Two existing multi-family developments would retain a high-density future.

## **IMPLEMENTATION STRATEGIES**

As adopted, this Land Use Plan Amendment functions as a policy guide to the City Council, local government agencies, the Area Plan Commission, the Area Board of Zoning Appeals and its Lafayette Division. To ensure its success, a series of further actions need to be identified. These include close contact between the neighborhood and City officials regarding building code enforcement, and prioritizing future sidewalk, curb and gutter projects within the neighborhood.

The St. Lawrence/McAllister Neighborhood Association must work to involve more residents, especially the under-represented Hispanic community. The association needs to build neighborhood pride and promote its assets to the rest of the community. It is important to establish communication links between neighbors and absentee landlords to help stimulate action to make

needed improvements to individual properties in the community. And it is critical to assist elderly neighbors, who may be living alone, with the necessary maintenance of their homes.

The following Implementation Strategies were adopted at the September 6, 2005 St. Lawrence/McAllister Neighborhood meeting based on the goals established from the Nominal Group Process.

## IMPLEMENTATION STRATEGIES FOR THE ST. LAWRENCE/McALLISTER NEIGHBORHOOD LAND USE PLAN

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- I. Provide better enforcement of city ordinances and regulations:
  - Increasing the zoning ordinance and housing code violation fines would encourage citizens to obey the regulations.
  - The neighborhood would like to be involved in enforcing city regulations by sending letters to problem property owners requesting action prior to getting the city involved. (For example, sending general reminder to cut grass that has gotten too tall.)
  - People don't appear to know the ordinance regulations regarding trailers and junk cars. Educate residents by putting this information in the monthly newsletter or on the neighborhood's website.
  - Include information regarding regulations in the monthly newsletter and on the website in both English and Spanish.
- II. Continue updating necessary infrastructure:
  - Assist city departments in developing a plan and prioritizing construction of sidewalks, curbs and gutters.
  - The City should keep the neighborhood informed of available grants.
  - Emphasize sidewalk construction as a priority over curb/sidewalk combination.
- III. Provide for the safety of the neighborhood:

- The Association will have an ongoing dialogue with the police department to monitor if there has been a genuine increase in crime or if the problem is purely perception.
  - Continue to invite police officers to attend neighborhood meetings.
  - Encourage agencies such as the Lafayette Park Board to have neighborhood activities for youth at McAllister Center. The neighborhood association should assist the park board by promoting these activities to help encourage neighborhood pride in young people.
- IV. Address various real estate issues so that the neighborhood becomes a more desirable place to live:
- APC Staff will continue to monitor homeownership in the neighborhood. Is decreasing homeownership a perception problem? Staff will make an annual report to neighborhood association.
  - Create a neighborhood zoning map to keep densities low.
  - Encourage neighborhood standards for up-keep of front yards.
  - Partner with LSC to include the Association when formulating future plans for Linnwood School
  - Ask City Council for a rental inspection program.
- V. Improve the perceived image and reputation of the neighborhood:
- Create a pamphlet highlighting all of the good things in the neighborhood (shady streets, well-built homes, good location, strong neighborhood association) to distribute to the Board of Realtors to help change negative perception of neighborhood. Also provide pamphlets to home sellers to give to potential buyers.
  - Increase awareness that some homes in poor condition are owned by elderly citizens who might qualify for SHARP program or who might need some assistance to maintain their properties.
  - Historic Ninth Street Hill Neighborhood is known throughout the city for its Fourth of July festivities and luminary displays at Christmas time. St. Lawrence/McAllister Neighborhood could become better known to other residents in the city by hosting a similar event, such as a Labor Day picnic at the McAllister Center.

Following adoption of this plan by the Area Plan Commission and Lafayette City Council as an amendment to the *Land Use Element* of the *Comprehensive Plan for Tippecanoe County*, APC staff will assist the neighborhood in developing a new zoning map. Once a proposed zoning

map has been created, staff will mail letters inviting all property owners to an APC Ordinance Committee meeting. These meetings culminate with the Ordinance Committee approving a zoning map proposal, with or without minor changes, which is then presented to the full Area Plan Commission and Lafayette City Council for action.



# APPENDICES

Building Conditions Map.....Appendix A

Existing Land Use Map.....Appendix B

Current Zoning Map.....Appendix C

Existing Non-Conforming Uses Map.....Appendix D

Institutional Ownership Map.....Appendix E

Rental Properties Map.....Appendix F

Modified Group Process Results (April meeting).....Appendix G

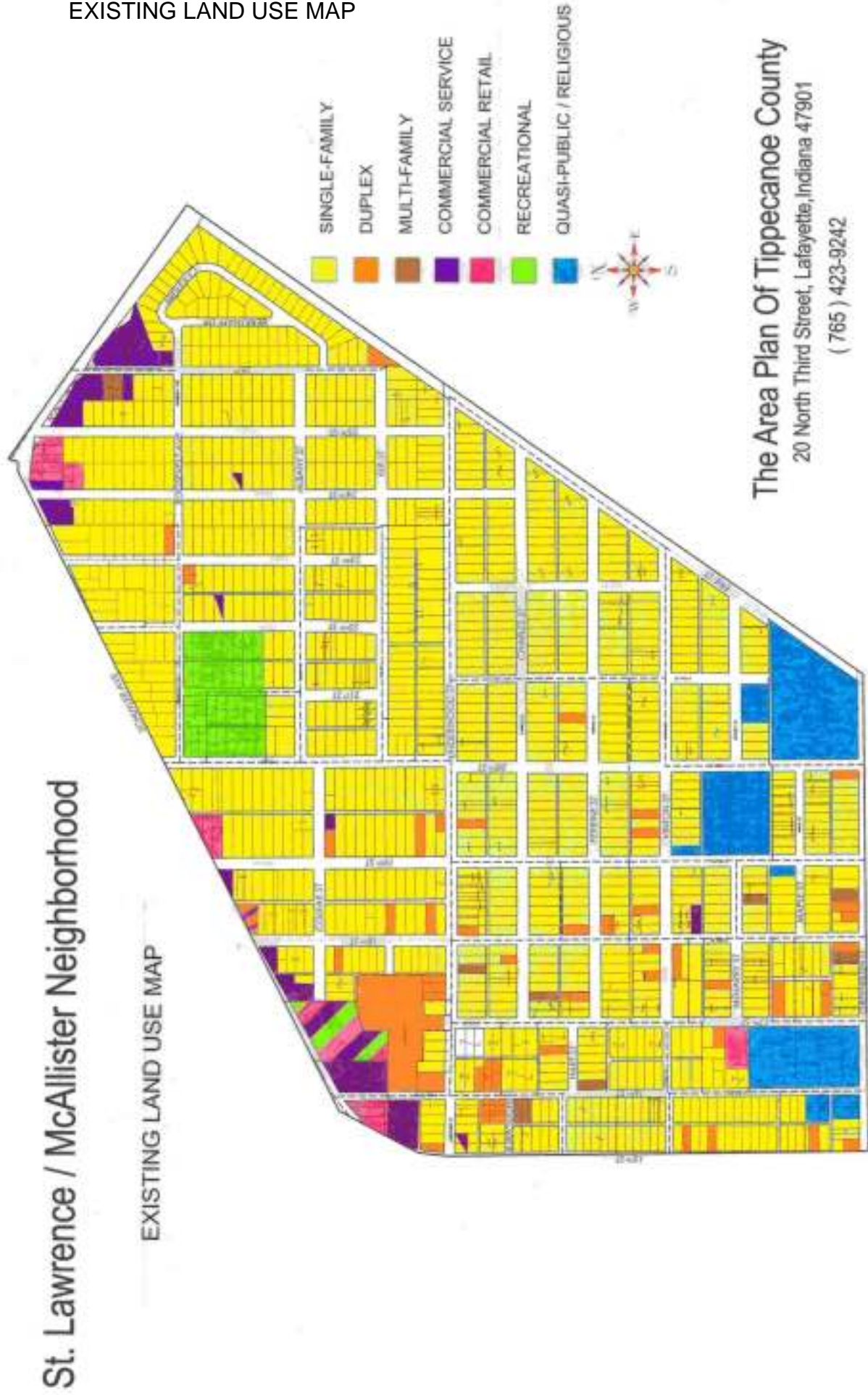
Nominal Group Process Results Prioritized (July meeting).....Appendix H

List of Neighborhood Meetings Attendees.....Appendix I

# APPENDIX A BUILDING CONDITIONS MAP



APPENDIX B  
EXISTING LAND USE MAP





APPENDIX C  
CURRENT ZONING MAP

**St Lawrence / McAllister Neighborhood**

**Existing Zoning**

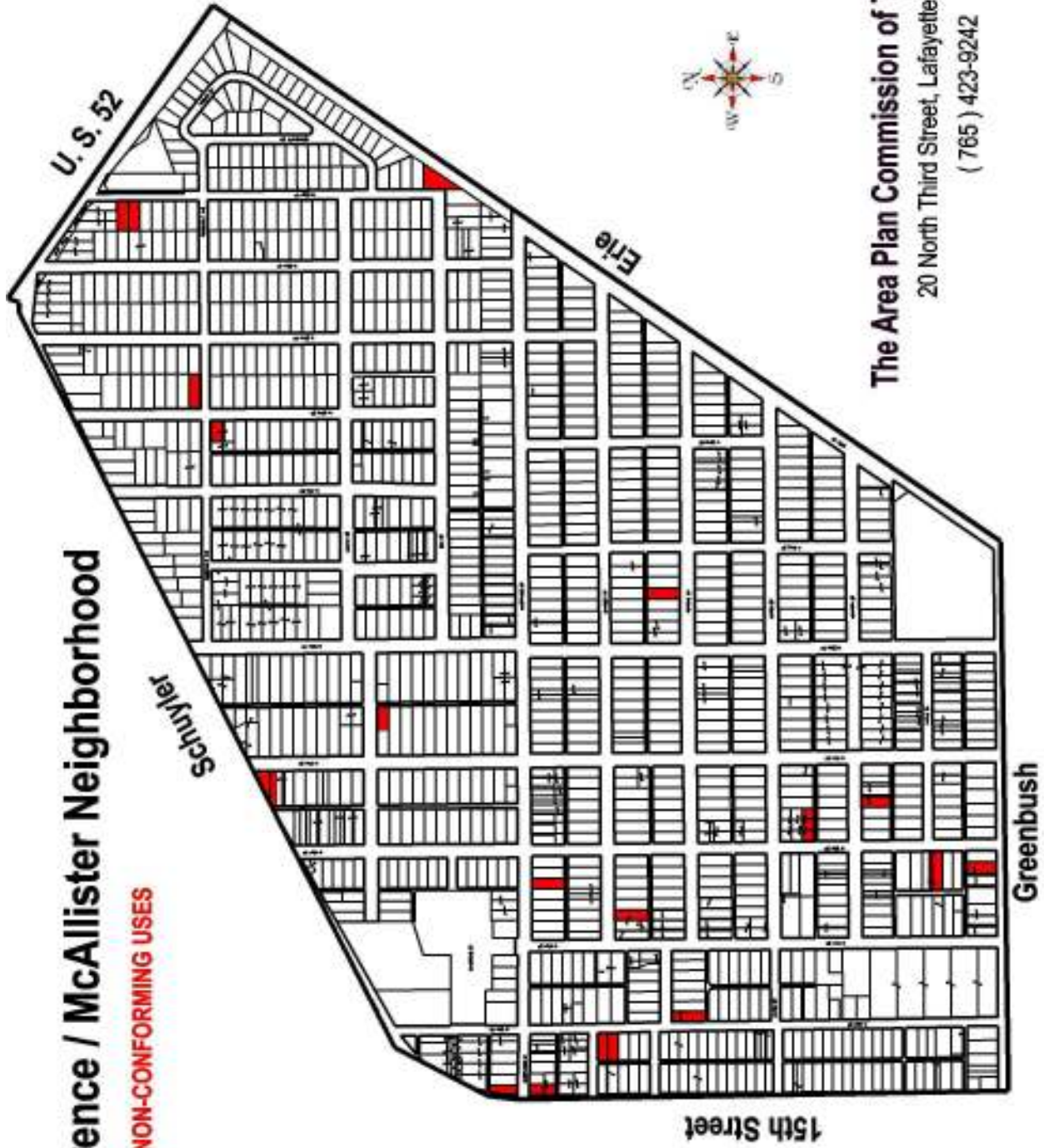


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APPENDIX D  
EXISTING NONCONFORMING  
USES MAP



**St Lawrence / McAllister Neighborhood**

**EXISTING NON-CONFORMING USES**

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# APPENDIX E INSTITUTIONAL USES MAP





APPENDIX F  
RENTAL PROPERTIES MAP



**St. Lawrence / McAllister Neighborhood**

Properties with no 2004 Homestead  
Exemption shown in red

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## APPENDIX G

### ST. LAWRENCE/McALLISTER NEIGHBORHOOD MODIFIED NOMINAL GROUP PROCESS RESULTS FROM MEETING - APRIL 5, 2005 Votes are shown in parentheses

Votes counted were red, blue and yellow sticky-backed dots posted near various statements regarding zoning written on four large newsprint papers taped to the wall. Everyone attending the meeting from the neighborhood received one red sticker dot worth three votes, one yellow dot worth two votes, and one blue sticker worth one vote. The results are shown below.

Is downzoning in this neighborhood really necessary? Should the R2 be changed to a single-family designation? Should GB be changed to a neighborhood business classification?

1. Downzone the R2 to R1 (44)
2. Downzone the GB to NB (4)

Spot zoning: should they be kept or removed?

1. Remove NB spot zoning at Underwood and 17<sup>th</sup> Streets (15)
2. Keep existing spot zoned properties but limit future spots (9)
3. Investigate any future potential spot zoning requests (3)

Businesses: does the neighborhood see them as encroaching or is the neighborhood encouraged by their growth?

1. Leave existing businesses alone. (10)
2. Leave businesses alone depending on the business. (3)

Are there any other planning or zoning issues that need discussion?

1. No auto repair businesses in R1 zoned areas (11)
2. No new major apartment buildings (7)
3. No new businesses (4)



## APPENDIX H

### ST. LAWRENCE/McALLISTER NEIGHBORHOOD FULL GROUP RESULTS *PRIORITIZED* FROM NOMINAL GROUP PROCESS MEETING – JULY 5, 2005

#### **Opportunities & Strengths**

1. Nearby healthcare
2. St. Lawrence-McAllister Center, parks
3. Nice older homes
4. Neighborhood Association/ Good people
5. New streets and sidewalks
6. Accessibility (central location)
7. City services
8. Steady businesses
9. (tie) Great streetscapes
9. (tie) Low cost of living
10. Low traffic
11. History of neighborhood
12. (tie) Low crime
12. (tie) Good place for pets

#### **Problems & Challenges**

1. Property maintenance (run-down homes)/ Ordinance enforcement
2. Rental property/ Low density
3. Visible police protection and enforcement
4. Property values/ Lack of pride
5. Unresponsive landlords
6. Crime
7. (tie) Lack of sidewalks, curbs and gutters
7. (tie) Irresponsible parents
8. Permit enforcement
9. (tie) Vacant buildings
9. (tie) Linwood School closing
10. (tie) Decreasing homeownership
10. (tie) Image/Reputation
11. Junk cars and trailers
12. Small lots

## APPENDIX I

### ST. LAWRENCE/McALLISTER NEIGHBORHOOD LIST OF PARTICIPANTS

Laura Bartrom	Maple Street	Terry Masterson	Central Street
Bob Buikema	Underwood St.	Mary Matheson	N. 15 <sup>th</sup> Street
Cliff Burks	Underwood St.	Mel Matheson	N. 15 <sup>th</sup> Street
Barb Burroughs	N. 20 <sup>th</sup> Street	Donna Miller	N. 23 <sup>rd</sup> Street
Barb Clark	Maple Street	Michael Moredock	Meharry St.
Kathleen Clark	Maple Street	Vange Moore	N. 19 <sup>th</sup> Street
Pat Cornell	Vinton Street	Dorothy Moorehead	N. 22 <sup>nd</sup> Street
Ernest Cortner	Underwood St.	Jackie Neal	Charles Street
Ganelda Cortner	Underwood St.	Walt Neal	Charles Street
Camilla A. Cripps	Meharry Street	Harold Patchett	Maple Street
Mike Daugherty	N. 18 <sup>th</sup> Street	M.Christine Patchett	Maple Street
Rod Dimmick	Meharry Street	Jane Peden	N. 24 <sup>th</sup> Street
Wallace J. Dolan	N. 18 <sup>th</sup> Street	Ruth Ann Schafer	Charles Street
Jim Driscoll	N. 22 <sup>nd</sup> Street	Paulene Schrader	N. 19 <sup>th</sup> Street
Pat Driscoll	N. 22 <sup>nd</sup> Street	Karen Siemers	Perrine Street
Lynne Grant	N. 22 <sup>nd</sup> Street	John Siemers	Perrine Street
Dallas Griswold	N. 19 <sup>th</sup> Street	Margaret Shriner	Underwood St.
Sonda Griswold	N. 19 <sup>th</sup> Street	Duane Smith	N. 19 <sup>th</sup> Street
Terry Hoefer	Underwood St.	Marty Smith	N. 19 <sup>th</sup> Street
Bruce Hainje	Charles Street	Helen Sondgerath	Greenbush Street
Lynne Hainje	Charles Street	Theresa Steill	Meharry Street
Arnie Hall	Underwood St.	Melvin L. Stewart	Underwood St.
Pat Hall	Underwood St.	Steve Switzer	26 <sup>th</sup> Street
Oma Halsema	Vinton Street	Mary Thomas	N. 15 <sup>th</sup> Street
Phyllis Hartley	Pawnee Drive	Bill Tislow	N. 25 <sup>th</sup> Street
Ruth Hayes	Perrine Street	Virginia Tislow	N. 25 <sup>th</sup> Street
Joe Hegarty	Vinton Street	Joyce VanFossen	Vinton Street
Judy Hertel	Underwood St.	Willard VanFossen	Vinton Street
Russell Hilt	Perrine Street	Robert M. Virtue	Underwood St.
LaVaughn Homrig	Charles Street	Kurt Wahl	Underwood St.
Francis Jansen	Perrine Street	Tracy Walder	Maple Street
Robert Jansen	Meharry St.	Kathy Walters	Maple Street
Dennis V. Kochert	Maple Street	Michelle Wood	N. 20 <sup>th</sup> Street
Fred Koning	Vinton Street	Robert Wood	N. 18 <sup>th</sup> Street
Ione Lord	N. 17 <sup>th</sup> Street	Betty "Pat" Yeager	Underwood
J.T. McGhee	Underwood	Mary Beth Yeaman	Perrine Street
Winifred McGhee	Underwood	Jay Ziegler	N. 17 <sup>th</sup> Street
		P.J. Ziegler	N. 17 <sup>th</sup> Street

APPENDIX I (CONTINUED)

ST. LAWRENCE/McALLISTER NEIGHBORHOOD  
OTHER PARTICIPANTS

Kathy Lind	Area Plan Com.	Jan Payne	Fair. Twp. Assess.
John Burns	Area Plan Com.	Kevin Noe	Laf. Parks Dept.
Tom Van Horn	Laf. Redevelop.	Ted Bumbleburg	Laf. Parks Dept.
Marie Morse	Laf. NHS	Perry E. Brown	City Council
Glenda McClatchey	Laf. NHS	Kevin Klinker	City Council
		Tony Roswarski	Mayor

LIST OF PURDUE STUDENT PARTICIPANTS

Nagasayan Alla	Luke Jahn
Dan Cook	Devin M. Keeler
Kris Eichhorn	Tim Lowe
Chris DeYoung	Kirsten Mawhinney
Jason DeYoung	Kelly Miller
Tony Dornelle	Carmine Polito
Gene Gosewehr	Nickolas Schmitt
Bryan Guy	Stephanie Thommes
Yi Hong	Scott Thompson
Christine Imada	Brett Vander Mder

Professor Jon Fricker